

---

# STATE OF INDIANA

---

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH  
100 NORTH SENATE AVENUE N1058  
INDIANAPOLIS, IN 46204  
PHONE (317) 232-3777  
FAX (317) 232-8779

---

## Gross Assessed Value Changes Resulting From Trending Taxes Payable 2008 - 2010

---

Prepared by the Department of Local Government Finance  
February 24, 2010

### Key Findings

Assessed value growth attributable to trending has slowed for taxes payable in 2010 relative to the previous year. In the 81 counties measured, overall residential assessment growth attributable to trending has slowed from +1.2% last year to -1.3% this year. Commercial assessment growth attributable to trending has slowed from +1.3% to +0.5%. Finally, industrial assessment growth attributable to trending has slowed from +0.5% to -1.0%. While there is variation at the county level, we find that on the whole, when new construction, demolition, and other major property changes are filtered out, trending of assessed values to market value in use does not result in large changes in the aggregate, especially within residential properties.

### Data and Methodology

This report relies on parcel-level data submitted by the County Assessor, and covers only those counties that have submitted real property data files that are compliant with the data standards of 50 IAC 23 for taxes payable in 2008, 2009, and 2010. The report separates parcels into the “residential”, “commercial”, and “industrial” categories based upon the property class codes assigned to the parcel by the Assessor. To attempt to suppress assessed value changes as a result of substantial property changes (i.e. new construction, demolition, major class changes), this report only considers properties that have had the same parcel number for assessment/pay years 2007-pay-2008, 2008-pay-2009, and 2009-pay-2010. Also, parcels are excluded if they have changed major property class in any of these years (commercial to exempt, etc.). Further, parcels are excluded unless they show assessed values for improvements in all three years, or they show no assessed values for improvements in all three years. This means that a parcel has to have a zero or null value in its “AV – Improvements” for all 3 years. If during one or two years, it has an assessed value for improvements but in the other year(s) that value is zero, we are presuming it to be major change (new construction, demolition, etc.) and it is excluded from the report. This methodology differs significantly from that used to create the Gross Assessed Value Changes Report, and as such, differences between that report and this one are expected.

A copy of this report may be found at <http://www.in.gov/dlgf/8379.htm>  
Please direct questions to Director of Data Analysis Jeff Volz at [jvolz@dlgf.in.gov](mailto:jvolz@dlgf.in.gov) or by phone at  
317-232-3759.

## Gross Assessed Value Changes Resulting From Trending, 2007-2009 (Taxes Payable 2008-2010)

County	Residential		Commercial		Industrial		Notes
	2007-2008	2008-2009	2007-2008	2008-2009	2007-2008	2008-2009	
STATEWIDE	1.2%	-1.3%	1.3%	0.5%	0.5%	-1.0%	
ADAMS	1.1%	1.4%	2.0%	-0.2%	-4.8%	3.0%	
ALLEN	0.2%	-2.1%	6.4%	-0.3%	-3.1%	-1.5%	
BARTHOLOMEW	4.0%	0.6%	4.5%	0.4%	-0.2%	-1.1%	
BENTON	2.3%	-0.5%	-7.8%	-2.3%	-8.3%	-5.7%	
BLACKFORD	-3.0%	-0.1%	0.5%	-2.2%	-12.4%	0.5%	
BOONE	2.6%	-1.2%	-2.2%	0.7%	1.6%	-9.9%	
CARROLL	2.6%	-0.1%	3.2%	-1.6%	4.5%	-5.2%	
CASS	1.2%	-0.6%	-2.6%	0.3%	-3.7%	0.5%	
CLARK	0.8%	0.5%	-4.9%	2.0%	-0.3%	-2.0%	
CLAY	0.3%	-0.7%	-1.7%	-0.5%	-3.3%	-0.8%	
DAVISS	1.9%	-0.3%	-4.0%	-1.4%	4.9%	2.2%	
DEARBORN	2.9%	-0.3%	5.3%	6.9%	1.7%	-12.1%	
DECATUR	0.9%	1.9%	2.2%	1.4%	-1.2%	1.4%	
DEKALB	2.7%	-0.1%	2.6%	-0.7%	-1.6%	0.2%	
DELAWARE	0.1%	-3.3%	4.6%	0.2%	2.8%	-11.3%	
DUBOIS	7.6%	1.0%	2.0%	-0.1%	3.2%	0.0%	
ELKHART	1.8%	-0.4%	0.7%	-3.8%	4.0%	-3.1%	
FAYETTE	-0.1%	-3.1%	-4.3%	-7.8%	-1.9%	-13.5%	
FOUNTAIN	0.2%	0.4%	2.4%	1.3%	0.2%	-7.4%	
FRANKLIN	3.9%	0.1%	5.4%	0.5%	3.1%	0.5%	
GIBSON	6.4%	1.4%	-2.4%	0.3%	1.2%	0.5%	
GRANT	2.0%	-0.3%	0.9%	-1.3%	-22.8%	5.6%	
GREENE	-2.4%	1.2%	0.3%	3.8%	-2.2%	-2.5%	
HAMILTON	0.7%	-0.3%	0.5%	-0.2%	0.6%	1.0%	
HANCOCK	0.2%	-0.8%	-0.8%	-0.1%	0.7%	0.5%	
HARRISON	0.8%	0.2%	0.1%	-1.2%	-1.5%	1.1%	
HENDRICKS	1.1%	0.1%	1.6%	0.8%	2.2%	5.7%	
HENRY	1.4%	-1.9%	-2.6%	-2.0%	-8.2%	4.9%	
HOWARD	-2.1%	-4.1%	1.0%	-3.5%	0.1%	-21.4%	
HUNTINGTON	0.9%	-3.8%	2.3%	-3.5%	-2.2%	-19.8%	
JACKSON	-6.1%	-2.3%	-16.0%	-1.0%	-2.0%	4.9%	
JASPER	2.3%	0.7%	2.8%	-3.6%	0.7%	0.7%	
JAY	3.0%	2.3%	-1.5%	0.5%	5.2%	2.1%	
JEFFERSON	0.3%	0.9%	3.7%	1.5%	1.3%	0.4%	
JENNINGS	-1.4%	-0.5%	-0.8%	-1.2%	-2.7%	0.2%	
JOHNSON	1.3%	0.1%	4.8%	0.6%	2.0%	7.1%	
KOSCIUSKO	2.4%	0.8%	1.5%	2.3%	7.1%	-1.5%	
LAGRANGE	1.4%	-0.1%	7.8%	-2.8%	2.0%	2.4%	
LAWRENCE	1.5%	1.8%	0.8%	1.4%	-13.1%	-0.1%	

## Gross Assessed Value Changes Resulting From Trending, 2007-2009 (Taxes Payable 2008-2010)

County	Residential		Commercial		Industrial		Notes
	2007-2008	2008-2009	2007-2008	2008-2009	2007-2008	2008-2009	
STATEWIDE	1.2%	-1.3%	1.3%	0.5%	0.5%	-1.0%	
MADISON	-0.3%	-0.6%	2.2%	1.2%	37.4%	-3.8%	Includes \$60M investment at Nestlé
MARION	1.3%	-5.2%	-0.8%	-1.0%	-0.3%	0.0%	
MARSHALL	3.4%	1.5%	-2.3%	-0.6%	-8.0%	-4.0%	
MARTIN	0.1%	1.8%	1.6%	0.5%	-1.8%	-0.3%	
MIAMI	-3.1%	-3.4%	-11.3%	6.2%	-7.7%	0.3%	
MONROE	2.6%	1.5%	3.4%	1.4%	2.2%	-0.8%	
MONTGOMERY	1.1%	0.9%	0.1%	-0.6%	-2.3%	1.2%	
MORGAN	2.6%	1.1%	4.3%	0.6%	4.1%	0.1%	
NEWTON	1.2%	-0.9%	-4.3%	1.2%	3.0%	-4.4%	
NOBLE	0.4%	-0.1%	-0.4%	-1.0%	-0.1%	-0.5%	
OHIO	1.8%	-1.3%	2.1%	-0.4%	1.4%	0.4%	
ORANGE	1.6%	2.4%	18.7%	3.5%	1.0%	0.4%	
OWEN	1.8%	-0.9%	-0.2%	-0.9%	2.1%	-1.7%	
PARKE	-0.6%	5.3%	0.7%	-3.5%	-17.2%	-2.0%	
PERRY	2.7%	0.3%	-3.3%	-0.2%	3.2%	-2.1%	
PIKE	2.3%	-0.4%	1.1%	0.2%	-0.3%	-2.1%	
PORTER	1.0%	0.1%	16.8%	2.2%	-4.4%	0.1%	
PULASKI	-1.4%	-0.6%	4.0%	-5.2%	0.0%	-3.1%	
PUTNAM	1.5%	1.8%	5.0%	1.6%	0.3%	-1.5%	
RANDOLPH	-5.2%	-2.4%	-2.0%	2.0%	10.9%	3.1%	
RIPLEY	2.8%	0.0%	2.0%	0.0%	26.2%	0.0%	
RUSH	1.9%	0.7%	-3.2%	2.2%	-6.0%	4.8%	
SCOTT	4.7%	-2.3%	-2.3%	-6.2%	-15.5%	0.8%	
SHELBY	1.9%	0.0%	0.3%	43.4%	2.1%	-1.1%	Includes large investment at Indiana Live! Casino
SPENCER	2.7%	1.8%	-11.2%	-0.1%	2.0%	0.9%	
STARKE	3.1%	0.8%	2.2%	-0.6%	3.8%	5.8%	
STEBEN	4.2%	-0.4%	4.7%	0.3%	1.7%	0.7%	
SWITZERLAND	1.8%	-0.7%	1.5%	7.0%	8.9%	3.9%	
TIPPECANOE	-0.6%	-2.9%	7.3%	12.3%	3.4%	-12.2%	
TIPTON	1.1%	-0.8%	-0.2%	4.0%	-6.3%	-3.9%	
UNION	-1.3%	-1.9%	-1.4%	-0.5%	0.0%	0.3%	
VANDERBURGH	1.2%	-1.3%	3.8%	-1.0%	-0.1%	4.6%	
VERMILLION	1.0%	-0.5%	-2.4%	0.6%	0.8%	-13.4%	
VIGO	2.2%	0.0%	1.5%	1.3%	-0.7%	-0.8%	
WABASH	0.7%	0.2%	-0.6%	0.8%	-2.7%	-0.5%	
WARREN	1.7%	3.2%	-0.6%	-4.5%	-1.1%	-4.1%	
WARRICK	2.3%	0.8%	0.4%	0.3%	-0.1%	0.1%	
WASHINGTON	0.4%	0.0%	3.3%	0.8%	0.8%	-8.7%	
WAYNE	1.4%	-1.9%	-3.0%	-2.1%	-0.6%	1.5%	

## Gross Assessed Value Changes Resulting From Trending, 2007-2009 (Taxes Payable 2008-2010)

County	Residential		Commercial		Industrial		Notes
	<u>2007-2008</u>	<u>2008-2009</u>	<u>2007-2008</u>	<u>2008-2009</u>	<u>2007-2008</u>	<u>2008-2009</u>	
STATEWIDE	1.2%	-1.3%	1.3%	0.5%	0.5%	-1.0%	
WELLS	-0.9%	-0.2%	-0.8%	-2.1%	7.2%	1.3%	
WHITE	6.3%	0.1%	5.1%	0.3%	-13.7%	0.7%	
WHITLEY	0.8%	-0.2%	-0.4%	0.6%	11.1%	5.2%	